

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2019-19**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE, BY AMENDING ARTICLE 5, “DEVELOPMENT STANDARDS,” SECTION 5-1409, “AMOUNT OF REQUIRED PARKING,” REVISING THE EXISTING ELECTRIC VEHICLE CHARGING REQUIREMENTS FOR NEW CONSTRUCTION; PROVIDING FOR A REPEALER PROVISION, PROVIDING FOR A SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, at the request of the City Commission, Staff has drafted a Zoning Code text amendment to revise the existing electric vehicle charging requirements for new construction; and

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board on February 13, 2019, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the Planning and Zoning Board was presented with text amendments to the Official Zoning Code, and after due consideration, recommended (approval) (vote: 4 to 1) of the text amendment; and

**WHEREAS**, on March 12, 2019 the City Commission was presented with text amendments to the Zoning Code, and after due consideration and discussion, (approved) the amendment on First Reading (vote: 5-0); and

**WHEREAS**, after notice duly published, a public hearing for Second Reading was held before the City Commission on March 26, 2019, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the City Commission was presented with text amendments to the Zoning Code, and after due consideration and discussion, approved the amendment on Second Reading (vote: 4- 0);

**NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:**

**SECTION 1.** The foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** The Official Zoning Code of the City of Coral Gables is hereby

amended as follows<sup>1</sup>:

**ARTICLE 5 – DEVELOPMENT STANDARDS**

**Division 14. Parking, Loading, and Driveway Requirements**

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**Section 5-1409. Amount of required parking.**

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- F. Electric Vehicle Charging. Except single-family residences, duplexes, and townhouses, electric vehicle charging stations and infrastructure is required for new construction as provided below.
  - 1. ~~Residential and non-residential parking~~ Reserved Electric Vehicle Parking. When twenty (20) or more off-street parking spaces are required, a minimum of two percent (2%) of the required off-street parking spaces shall be reserved for ~~electrical~~ electric vehicle parking, and provide an ~~electrical~~ electric charging station for each space, with a minimum of one (1) space reserved for ~~electrical~~ electric vehicle parking, subject to the following:
    - a. The electric vehicle charging station shall have a minimum charging level of AC Level 2.
    - b. All components of the electric vehicle charging station shall be located entirely within the confines of the building and not visible from outside any portion of the structure.
    - c. All components shall be located above the minimum flood elevation.
    - d. The charging station shall contain a retraction device, coiled cord, or a place to hang cords and connectors above the ground surface.
    - e. Signage shall be posted at the charging station stating "Charging Station." Signs shall have no greater length than eighteen (18) inches.
    - f. ~~All new multi-family, mixed-use, or hotel development with twenty (20) or more units shall also provide access to 240-volt capability throughout the garage to offer charging opportunities to residents and guests.~~
    - g. If a calculation of required parking spaces results in a fractional space, the number of required parking spaces shall be rounded up to the next whole number.
  - 2. Electric Vehicle Infrastructure Readiness. In addition to subsection F. 1. above, when twenty (20) or more off-street parking spaces are required, a minimum of three percent (3%) of the required off-street parking spaces shall have Electric Vehicle Supply Equipment infrastructure installed for the future installation of Electric Vehicle Charging Stations ("EV-Ready"), subject to the following:
    - a. Each required parking space shall include make-ready infrastructure with a minimum of 40-Amps on an independent 240-volt AC circuit for every electric vehicle Space.
    - b. If a calculation of required parking spaces results in a fractional space, the number of required parking spaces shall be rounded up to the next whole number.
  - 3. Electric Vehicle Infrastructure Capability. In addition to subsection F. 1. and 2. above, when twenty (20) or more off-street parking spaces are required, a minimum of fifteen

<sup>1</sup> Deletions are indicated by ~~strikethrough~~. Insertions are indicated by underline.

percent (15%) of the required off-street parking spaces shall have listed raceway (conduit) and electrical capacity (breaker space) allocated in a local subpanel to accommodate future EVSE installations (“EV-Capable”), subject to the following:

- a. All conduits and subpanels installed throughout the new construction shall be sized to accommodate 60A or 40A breakers for each parking space.
- b. If a calculation of required parking spaces results in a fractional space, the number of required parking spaces shall be rounded up to the next whole number.

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## **ARTICLE 8 – DEFINITIONS**

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**Electric Vehicle Supply Equipment (EVSE) infrastructure:** The equipment, as defined by the National Electrical Code, which is provided to support future electric charging. This shall include, but not be limited to: the design load placed on electrical panels and service equipment to support the additional electrical demand, the panel capacity to support additional feeder / branch circuits, the installation of raceways, both underground and surface mounted, to support the electrical vehicle supply equipment.

**EV-Ready** - Refers to a parking space that includes the following components: listed raceway (conduit), sufficient electrical panel service capacity, overcurrent protection devices, wire, and suitable termination points such as a junction box with a service loop or directly landed within an EVSE (i.e. Full Circuit).

**EV Capable** - Refers to parking spaces that have listed raceway (conduit) and electrical capacity (breaker space) allocated in a local subpanel to accommodate future EVSE installations

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**SECTION 3.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 4.** If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

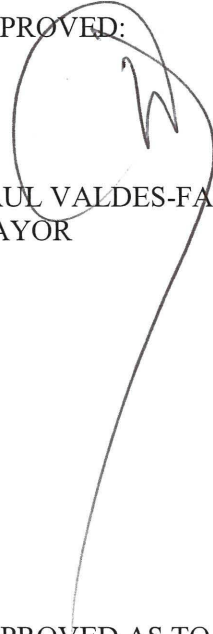
**SECTION 5.** It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2007-01 as amended and known as the “Zoning Code” of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

**SECTION 6.** If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

**SECTION 7.** This Ordinance shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWENTY-SIXTH DAY OF MARCH, A.D., 2019.  
(Moved: Lago/ Seconded: Quesada)  
(Yeas: Lago, Mena, Quesada, Valdes-Fauli)  
(Majority: (4-0) Vote)  
(Absent: Keon)  
(Agenda Item: F-5)

APPROVED:

A large, stylized handwritten signature in black ink, appearing to be 'Raul Valdes-Fauli', written over the 'APPROVED:' text.

RAUL VALDES-FAULI  
MAYOR

ATTEST:

A handwritten signature in black ink, appearing to be 'Billy Y. Urquia', written over the 'ATTEST:' text.

BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

A handwritten signature in blue ink, appearing to be 'Miriam Soler Ramos', written over the 'APPROVED AS TO FORM AND LEGAL SUFFICIENCY:' text.

MIRIAM SOLER RAMOS  
CITY ATTORNEY